

**ORDINANCE NO. 20061005-009**

**AN ORDINANCE AMENDING ORDINANCE NO. 20060622-107 TO CORRECT A TYPOGRAPHICAL ERROR RELATED TO A SITE DEVELOPMENT REGULATION FOR PROPERTY LOCATED AT 3404 AND 3406 RED RIVER STREET IN THE HANCOCK NEIGHBORHOOD PLAN AREA.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** Part 3 (1) of Ordinance No 20060622-107 is amended to read

- 1 The following conditions apply to the Property
  - A The maximum height of a building or structure is 30 feet from ground level
  - B A building or structure may not exceed a height of two stories
  - C The maximum building coverage is 40 percent
  - D The maximum impervious cover is 45 [~~76~~] percent
  - E The minimum front yard setback is the lesser of
    - 1) 25 feet, or
    - 2) if the lots on both sides of an interior lot are legally developed, the average of the setbacks of the principal structures on the side lots, or
    - 3) if only one lot on a side of an interior lot is legally developed, the setback of the principal structure on the side lot
  - F The front yard setback for a parking structure is 60 feet
  - G A circular driveway is prohibited on a lot that has less than 100 feet of front street yard width
  - H Vehicular access from the Property to Hampton Road is prohibited

